

## ZONING AND BUILDING AGENDA

JUNE 5, 2007

### THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATIONS

287196      DOCKET #8264 – RIGHT ANGLE MEDIA, Owner, Application: Variation to increase the sign face area applicable to each side of this proposed two-sided sign from 750 square feet (per side) to 816 square feet (per side); increase in sign structure's projected height from 40 feet to 60 feet for a two sided off-premise outdoor advertising sign in the I-1 General Industrial District. The subject property consists of approximately 0.11 of an acre, located 228 feet west of the Calumet Expressway, approximately 33 feet south of the Elgin, Joliet & Eastern Railroad in Bloom Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

287197      DOCKET #8274 – A. FANTANGELO, Owner, Application: Variation to reduce lot area from 40,000 square feet to 19,800 square feet (existing); reduce right side yard setback from 15 feet to 10 feet for a proposed addition to a single family residence on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.45 of an acre, located on the northeast corner of Marion Street and Morse Avenue in Schaumburg Township, County Board District #15. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

287198      DOCKET #8276 – M. NERI, Owner, Application: Variation to reduce rear yard setback from 40 feet to 30 feet for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the west side of Crescent Avenue, approximately 250 feet north of Bryn Mawr Avenue in Norwood Park Township, County Board District #9. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

287199      DOCKET #8277 – P. ROMANEK, Owner, Application: Variation to increase height of fence in front yard from 3 feet to 4 feet (existing) for a security fence in the R-4 Single Family Resident District. The subject property consists of approximately 2 acres, located on the west side of 81st Court, approximately 616 feet south of 127th Street in Palos Park Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS**

275450      DOCKET #8029 - RAFFAELE & BARBARA SCALISE, Owners, 8N125 Naperville Road, Bartlett, Illinois 60103, Application (No. SU-06-02; Z06018). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District for a dog training facility with fenced yard area and pole barn type improvements to the rear of the existing single family residence in which the owner's/applicants reside in Section 33 of Hanover Township. Property consists of 2 acres located on the north side of Naperville Road, approximately 346 feet west of Preserve Trail in Hanover Township, County Board District 15. Intended use: Dog training facility. **Recommendation: That the applicant be granted a one year extension of time.**

\*\*\*\*\*

282375      DOCKET #8182 - L.A. DEVELOPMENT, INC. Owner, 3340 Sunset Trail, Northbrook, Illinois 60062, application (No. MA-06-09; Z06183). Submitted by Victor Santana, 161 North Clark Street, 4th Floor, Chicago, Illinois 60602. Seeking a MAP AMENDMENT from the R-5 Single Family Residence District to the R-5A Residential Transition District to build two (2) new single family residences in Section 29 of Leyden Township. Property consists of .027 of an acre, located on the west side of Landen Drive, approximately 327 feet south of Grand Avenue in Leyden Township, County Board District 16. Intended use: Two (2) single family residences. **Recommendation: That the application be granted.**

Objector:      One homeowner stated he didn't like the lot splitting. He liked living in open space and felt there would be more congestion due to parked cars.

**NEW APPLICATIONS**

287193      EDDY F. & MARIA MELENDEZ, Owners, 2105 North Scott Street, Melrose Park, Illinois 60164, Application (No. A-07-03; Z07070). Submitted by same. Seeking a MAP AMENDMENT from the R-5 Single Family Residence District to the R-5A Residential Transition District for two (2) new lots with one (1) existing single family residence (with companion Variance V-07-62) and one (1) new single family residence in Section 33 of Leyden Township. Property consists of 0.349 of an acre located on the northeast corner of North Scott Street and Dickens Avenue in Leyden Township. County Board District #16. Intended use: Single family residence.

287194      PR II WILLOW/SANDERS ROAD JV, LLC c/o Glenstar Propetrties, LLC, Owners, 55 East Monroe Street, Chicago, Illinois 60603, Application (No. SU-07-06; Z07074). Submitted by Northfield Woods Sanitary District, 3801 West Lakes Avenue, Suite 207, Glenview, Illinois 60025. Seeking a SPECIAL USE in the C-7 Office/Research Park District for a sanitary sewer lift station and appurtenances in Sections 18 & 19 of Northfield Township. Property consists of approximately 0.40 of an acre located on the northeast corner of Willow Road and Sanders Road in Northfield Township. County Board District #14. Intended use: For a sanitary sewer lift station and appurtenances.

287195      MEDINA SUPERIOR MOTORSPORTS, INC., Owner, 4918 North Kenneth Avenue, Chicago, Illinois 60630. Submitted by Hadi School NFP c/o Kumail Razvi, Director, 29 West Wise Road, Schaumburg, Illinois 60193, Application (No. SU-07-07; Z07075). Seeking a SPECIAL USE in the C-4 General Commercial District for a children's parochial elementary school (pre-K to 4th grade) in existing building in Section 34 of Schaumburg Township. Property consist of approximately 0.58 of an acre located on the east side of Roselle Road, approximately 120 feet south of Blackhawk Drive in Section 34 in Schaumburg Township. County Board District #15. Intended use: For a children's parochial elementary school (pre-K to 4th grade).

\* The next regularly scheduled meeting is presently set for Tuesday, June 19, 2007.